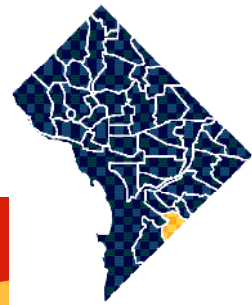
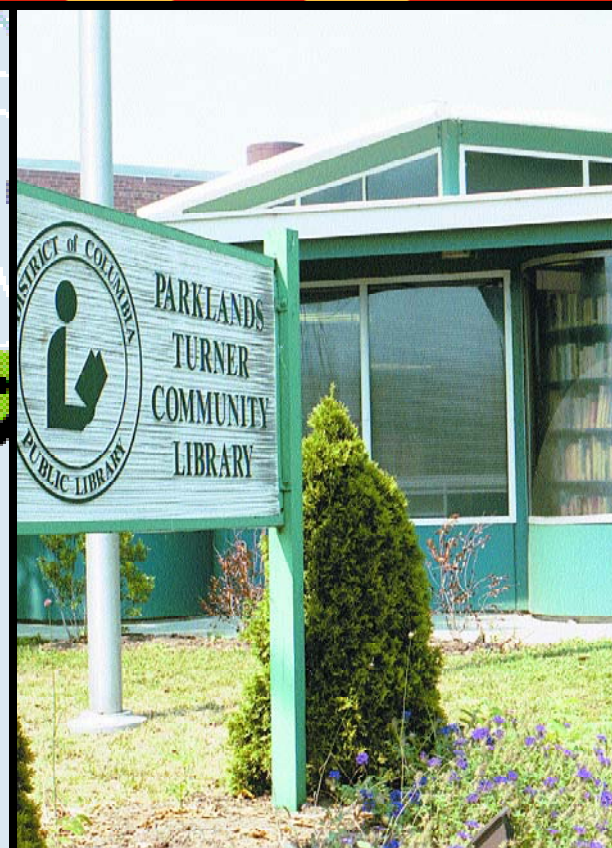


city living, **dc** style!



Neighborhood Cluster

38



Douglass
Shipley

The Cluster is bounded on the north and west by the Suitland Parkway and the Frederick Douglass Recreation Center; on the east by Prince George's County, Maryland; and on the south by Oxon Run.

 Cluster  Parks  Water

Neighborhood Cluster **38**

Douglass Shipley



Physical Characteristics and Assets

Cluster 38 is made up of the Douglass and Shipley neighborhoods. Residents also identified Hunter Pines and the Parklands as neighborhoods in this Cluster. Although Ward 8 is commonly referred to as “East of the River,” because it is bounded on the east by the Anacostia River, Ward 8 also has the distinction of being situated between two rivers: the Anacostia River on the east and the Potomac River on the west.

Beginning in 1852 with the construction of St. Elizabeth’s Hospital, institutional and industrial governmental uses began to occupy the majority of the land in Ward 8. Significant residential and commercial development did not begin in Ward 8 until the early 1940s. Between 1940 and 1950, Ward 8 experienced significant growth as a result of the expansion of the Federal workforce and the onset of World War II. Today, approximately 75 percent of the land in this Cluster is zoned for residential uses, 3 percent for commercial uses, and 22 percent for federal uses. Cluster 38 neighborhoods contain a mixture of multifamily apartment complexes with detached and semi-detached houses and newly constructed townhouses.

The Cluster has three existing small commercial areas and one planned neighborhood retail shopping center: (1) at the intersection of Alabama Avenue and Suitland Parkway; (2) at Savannah Street SE and 23rd Street SE; (3) at Alabama Avenue SE and Stanton Road SE; and (4) adjacent to the new Congress Heights

Metro station at Camp Sims, which is the site of a planned neighborhood shopping center that will be anchored by a major chain grocery store and will feature 80 new houses.

Some highlights of Cluster 38’s assets and features are as follows:

- *Hilltops, wooded slopes, and open, park-like settings, which offer an urban community with a suburban flavor.*
- *Hillside locations known for their panoramic views of downtown Washington to the west and the Potomac River and Virginia to the east.*
- *District 7’s Metropolitan Police Station, located on Alabama Avenue.*
- *Close proximity to the new Congress Heights Metro station, which opened in January 2001.*
- *The Martin Luther King Jr. Day parade.*
- *Congress Heights Day, which is held every May.*
- *The UNIFEST Street Festival, which is held annually in June in Historic Anacostia.*
- *An annual boat ride on the Anacostia River every September, sponsored by the Anacostia Coordinating Council.*

Recent Neighborhood Activity

- *Significant new housing construction in adjacent neighborhoods, such as Knox Hill, Oxon Creek, Trenton Park, and Monterey Park.*
- *The Cluster is adjacent to the new Town Hall Education Arts and Recreation Center (ARC). Building Bridges Across the River is developing this facility to house The Covenant House and the Washington Ballet and to be a satellite site for Children’s Hospital, YMCA, Levine School of Music, Technology Center, GED/SAT programs, arts and crafts, daycare, and more.*
- *The Southeast Tennis and Learning Center, located at 701 Mississippi Avenue SE, which opened on April 1, 2001, features indoor and outdoor tennis courts, a pro shop, and computer-equipped classrooms.*